A photograph of a library hallway. On the left, there are dark wood bookshelves filled with books. A green plant is on top of the shelves. The floor is made of large, light-colored square tiles. On the right, there is a wall with colorful panels in red, yellow, and blue. A bulletin board with various papers is on the wall, and a small wooden cabinet is in the corner. In the background, a reception desk is visible.

Mesa Active Adult Center

Facilities Assessment Preliminary Cost Estimate & CDBG Grant Request

DRAFT November 2014

Michael Wilson Kelly-Architects, Ltd.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

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Fiscal Year 2015-2016 Request

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Fiscal Year 2016-2017 Request

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MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

INTRODUCTION / EXECUTIVE SUMMARY

The Mesa Active Adult Center (MAAC), operated by non-profit 501-c3 East Valley Adult Resources, is located in the Mesa Senior Center at 247 N. MacDonald. This study seeks to determine the general and specific improvement needs and associated funding resources to be requested by the City of Mesa from the federal Housing & Urban Development (HUD), Community Development Block Grant (CDBG) funds for fiscal years 2015-16 and 2016-17 to be accomplished in two phases.

This 32,500 square foot building was built in 1988 and is beginning to show its age. Improvements are required to affect enhanced delivery of services to Seniors.

MAAC occupies approximately 28,500s.f. of the building. Generally, most of the interior flooring and architectural millwork are in need of replacement and re-finishing including ADA accessibility improvements required to meet Code and provide better service.

This study will address 3 areas of concern: INTERIORS, SYSTEMS and GENERAL, each with their own respective sub-categories.

Report findings are hereby documented. Logical work items are grouped and prioritized in order to aid future design, bidding and construction.

Preliminary Cost Estimates take into account the specialized nature of remediating each building feature including all labor, materials, overhead and profit, general conditions, sales tax, and miscellaneous costs attributable to the job. It is recommended that the CDBG funding requests for each phase be sequential over the next 2 years.

PHASE ONE: FISCAL YEAR 2015-2016 REQUEST

The Interior Improvement Phase generally encompasses re-flooring, minor remodeling, ADA accessibility and millwork cabinets improvements. It is estimated that this phase will cost approximately \$594,700.

PHASE TWO: FISCAL YEAR 2015-2016 REQUEST

The Systems & General Improvement Phase includes replacing all existing fan coil heat pump units with newer higher energy efficient models, and replacing all of the water piping system serving these units from the central plant cooling tower. Lighting and the fire alarm system are outdated and need to be upgraded as well. It is estimated this phase will cost at least \$561,235.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study



IMPROVEMENT AREAS:

Due to the overall size and specialized needs in each area, we focused our PHASE ONE INTERIORS study on 10 Improvement Areas keyed to the Overall Improvement Plan. We also illustrated an Overall Flooring Finishes Improvement Plan.

OPERATIONS:

This Facility is well used and extremely effective in its delivery of services to Seniors, including food services and home delivery of up to 400 meals per day. Therefore, this facility will need to remain open and operational during all Improvements.

ANALYSIS & RECOMMENDATIONS:

Please see the following PHASE ONE & PHASE TWO Improvement Recommendations. For each element of Analysis, a brief DESCRIPTION of the current conditions is noted. Detrimental conditions are described as DEFICIENCIES. The RECOMMENDATIONS take into account the best new materials and/or treatments and long term maintenance considerations.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

PHASE ONE IMPROVEMENTS FISCAL YEAR 2015- 2016

A INTERIORS

1 WALLS

CONDITION	AGE	PRIORITY
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recent Additions	<input checked="" type="checkbox"/> Minor

DESCRIPTION

The interior walls are generally in good shape and are well maintained with only minor repairs anticipated due to other work described in the following items. Seriously necessary remodeling is needed in a few areas to improve current operations.

DEFICIENCIES

Unused, unnecessary windows between Administrative office and Conference room in Improvement Area 10. Unused reception window in the Home Delivery Office opening to the Corridor. Serious need for a Home Delivery Manager's Office and a more secured, organized Storage Room for the wheelchairs and walkers loan program.



Unused windows between Office & Conference Room should be filled in.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

■ R E C O M M E N D A T I O N S

There are a few locations, as illustrated in IMPROVEMENT AREAS 6 & 10, where unnecessary windows need to be removed and walls filled in with metal studs and drywall. Acoustical sound batt insulation should be added to improve privacy and reduce noise. Match existing light orange peel drywall texture and paint to match adjacent existing color. Provide matching wall base where occurs.

Some minor demolition, new non-structural metal stud walls with miscellaneous wall patch and repair are required In IMPROVEMENT AREAS 6 & 8 to create a private office for the Home Delivery Food Manager, a locked Storage closet for wheelchairs and walkers that are loaned out. In Area 8, a new Walk-in Flash Freezer will replace 4 existing free-standing flash freezers.



Need for organized & secured Storage Room
for walkers & wheelchairs

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

A INTERIORS

02 CEILINGS

CONDITION	AGE	PRIORITY
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recent Additions	<input checked="" type="checkbox"/> Minor

DESCRIPTION

The gridded pattern integral color acoustical lay-in ceilings are original but are no longer manufactured. The gypsum board ceilings are lightly textured and painted.

DEFICIENCIES

ACOUSTICAL CELING TILES: (All Areas) The majority of the acoustical ceiling tiles are in good shape, but whenever there is the slightest leak or unintended damage occurs via repeated maintenance access, these ceiling tiles can become damaged and cannot be replaced as original specified. Their color is warm and friendly, but reduces overall light reflectance value via the predominantly indirect lighting fixtures. Later additions to the building do not have matching ceiling tiles. Those tiles are non-gridded and were painted to match, which reduces their overall acoustical effectiveness. The gridded tiles also look "dated".

CLASSROOM SKYLIGHTS: (Areas 4 & 5) The existing dual 4 ft square skylight diffusers in each Classroom protrude downward into the space and are disruptive during low light A/V media presentations and are a source of heat gain during the hot summer months.



MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

■ R E C O M M E N D A T I O N S

ACOUSTICAL CELING TILES: (All Areas) While there is no immediate urgency, we recommend a complete replacement of all acoustical ceiling tiles to update their look and effectiveness providing a greater light reflectance value and a higher noise reduction coefficient. Use a more universal standard ceiling tile per City of Mesa Facilities Dept. recommendations in order to insure plenty of back-stock for periodic replacements.

CLASSROOM SKYLIGHTS: (Areas 4 & 5) Remove the protruding plastic light diffusers and infill frame the openings to be flush with existing gypsum board soffit surrounds. Provide ceiling fans with LED dimmable lighting at each location (centered).

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

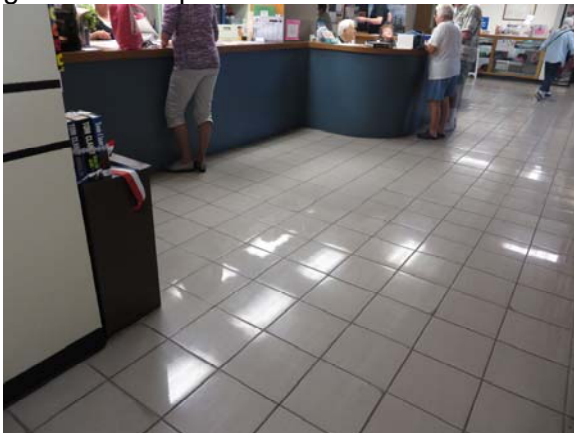
A INTERIORS

3 FLOORS

CONDITION	AGE	PRIORITY
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Late	<input type="checkbox"/> Minor

DESCRIPTION

There are several existing flooring types in the building including various ceramic tile, broadloom roll carpet, 12 X 12 vinyl composition tiles (VCT), 3 inch wide tongue & groove wood plank floors and sealed concrete.



DEFICIENCIES

The high traffic Lobby and adjacent circulation areas have original white 12 X 12 ceramic flooring tiles that look dated, cause acoustical reverberation and are hard on the Seniors' knees and joints. Restroom ceramic tiles have a decorative accent border. The high use Multi-Purpose Room has original wood plank "gym" flooring that is showing wear and exhibits multiple layers of clouded polyurethane finish. The white glued down VCT used in Classrooms 1 & 2 requires high maintenance, waxing, is acoustically loud, and their edges are vulnerable to water damage. The broadloom carpets show wear in high traffic areas that can't be matched or repaired.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

■ R E C O M M E N D A T I O N S

LOBBY CERAMIC FLOORS:

Lobby and other adjacent high traffic areas: Remove existing tile and replace with engineered wood plank flooring with a 50-year polyurethane factory finish requiring only wet mop maintenance while improving acoustics, easing wear on Senior's knees and joints, and adding a sense of warmth and welcome.

RESTROOM CERAMIC FLOORS:

No change. Verify availability of existing tile for patch and repair where ADA toilet stalls modifications.

CLASSROOMS 1 & 2 (Art Rooms), CAFÉ & KITCHEN DELIVERIES HALLWAY:

Remove existing VCT flooring and replace with heat sealed sheet vinyl roll flooring (Linoleum) with coved integral wall base. This result in simple wet mop maintenance, long term improved wear and is friendly to knees and joints. It has a slight acoustical absorption value as well.

CARPET:

Replace all existing carpet with MOHAWK glue down 2 X 2 carpet squares as specified by City of Mesa Facilities Dept. Standards. This will aid in the ability to change out high traffic areas without and will be in stock whenever needed. Maintenance is vacuuming and steam cleaning annually recommended.

MULTI-PURPOSE ROOM WOOD T & G FLOORING:

Strip off all polyurethane sealer layers and sand wood floors evenly. Apply 2 coats of clear satin finish polyurethane. Maintenance via wet mopping.

SEALED CONCRETE:

Sealed concrete is generally confined to the Receiving and Storage areas, a more recent addition to the original building. No new work required.

RUBBER TILE FLOORING:

This is used in the most recent Fitness Room Addition. No new work required but keep a periodic check on the seams to avoid tripping hazards.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

A INTERIORS

4 ARCHITECTURAL MILLWORK

CONDITION	AGE	PRIORITY
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input checked="" type="checkbox"/> Critical
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Early (varies)	<input type="checkbox"/> Serious
<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Late	<input type="checkbox"/> Minor

DESCRIPTION

The existing Millwork consists of multiple colors and widely varying combinations of plastic laminate (Formica type) counters and cabinets.



MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

■ DEFICIENCIES

All the millwork cabinets and countertops are dilapidated and their widely varying color schemes are very dated. All countertops with sinks and backsplashes are exhibiting water caused de-lamination and fading color making them nearly impossible to match or repair. Many of the counters do not meet current ADA accessibility requirements for height, service, and knee clearances. Some of the cabinets that need to be locked are chained together via their hardware pulls.

■ RECOMMENDATIONS

RECEPTION: (Area 1) Unify with new finishes and modify the main reception counter to provide ADA accessible service. Replace the Administrative Offices Reception Counter entirely to meet ADA accessibility standards. Provide solid surface countertops and re-laminate with matching plastic laminate.

LOUNGE LIBRARY SHELVING (Area 1): Book shelving to remain. Modify the back side to be flush vertically and add a solid surface top.

CAFÉ (Area 2): The back counter needs to be replaced and storage improved. A hand wash sink is needed in order to meet Environmental Health Code. The free-standing front counter is to remain, and finishes for the back counter are to match.



CLASSROOMS (Areas 4 & 5): Complete replacement of all Architectural Millwork including new solid surface (Corian or equal) countertops and plastic laminate clad lockable base cabinets. Tall lockable vertical storage cabinets should be considered for a portion of the Art Room to maximize storage and accommodate art related items. The counters should be ADA accessible at 34 inches high with open knee space clearance under the sink portions.

RESTROOMS (Areas 3 & 9): Replace all restroom sink countertops (and all sinks/faucets) with solid surface countertops and backsplashes.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

DRINKS SERVICE (Area 7): Replace the stainless steel back counter and backsplash at the small Drinks Service area adjacent to the Kitchen Service line. Peel off the plastic laminate applied to the faces of the stainless steel lower cabinets and remove adhesives. Replace the front counter with 24 inch deep lower cabinets and countertops. Provide ADA service counter 60 inches long X 34 inches high service counter.



MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

INTERIORS

TOILET ACCESSORIES (PARTITIONS)

CONDITION	AGE	PRIORITY
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Recent Additions	<input type="checkbox"/> Minor

DESCRIPTION

The existing Toilet Partitions are original metal wall and floor hung partitions, painted lighter blue (Women's) and darker blue (Men's).

DEFICIENCIES

The Toilet Partitions are worn, soiled, out of plumb, and in need of modification to meet modern ADA accessibility standards.



RECOMMENDATIONS

RESTROOMS (Areas 3 & 9): Replace all Toilet Partitions and remodel for an ADA accessible toilet enclosure in both the Men's & Women's Restrooms at Improvement Area 3. Provide out-swinging doors at these stalls. One inch thick HDME solid integral color plastic wall and floor hung partitions complimentary in color to the existing ceramic floor tile and color coordinated proposed new solid surface (Corian or equal) sink countertops is recommended.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

PHASE TWO IMPROVEMENTS FISCAL YEAR 2016- 2017

B SYSTEMS

1 MECHANICAL SYSTEMS (H V A C)

CONDITION	AGE	PRIORITY
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input checked="" type="checkbox"/> Critical
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Later Additions	<input checked="" type="checkbox"/> Minor

DESCRIPTION

The central plant cooling tower serves multiple heat pump fan coil units mounted on a non-public mezzanine around the upper perimeter of the Multi-Purpose Room. Many of these units are original (26 years old) while some have been replaced as they failed. The newer units are approximately 5 years old or less. The fan coil units distribute air to various groups of rooms with localized thermostatic controls.

DEFICIENCIES

The older units are in need of replacement with high efficiency units. Further, when these units were originally specified and installed, there was no Mechanical Code requirement for outside fresh air. Current Code requires 30% Outside Air (introducing 30% fresh augmented by 70% re-circulated air). Therefore, several additional units may need to be added to compensate for the lack of Outside Air.

RECOMMENDATIONS

Do a detailed professional evaluation of the entire HVAC system including test and balance report of the CFM air delivery to each area. Consider adding a computerized Energy Management System that avoids having to keep the entire building conditioned 24/7, weekends and after hours. Provide localized thermostatic control overrides to be able to adjust sensible comfort. Avoid "drafty" air supply in all areas. Augment air circulation with ceiling fans where appropriate.

The piping system serving these units (supply and return water pipes connected to the central cooling tower) should be replaced entirely to avoid blockage and leakage.

New return air duct smoke detectors should be tied to an updated Fire Alarm System. See Section B-04 FIRE PROTECTION & FIRE ALARM.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

B S Y S T E M S

2 P L U M B I N G S Y S T E M S

CONDITION	AGE	PRIORITY
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Late (Additions)	<input checked="" type="checkbox"/> Minor

■ D E S C R I P T I O N

Generally, the domestic water supply is all original copper piping and in good working order. The cast iron sewer pipes are suspect in some areas due to their age and tendency to rust.

■ D E F I C I E N C I E S

CAFÉ (Area 2): A hand sink is required via Environmental Health Code for the back counter.

RESTROOMS: (Areas 3 & 9) All sinks and faucets are aging in the restrooms and are in need of replacement.

JANITOR CLOSET (Area 9): A larger Janitor Closet with a larger mop sink that is not shared with an Electrical Panel Room would be of great benefit.

■ R E C O M M E N D A T I O N S

CAFÉ (Area 2): Recommend adding a stainless steel sink with filtered drinking water dispenser for the back counter that is integrated into the new Millwork. The domestic water can be brought over ceiling but the waste plumbing (sewer line) will need to be connected outside of the building causing trenching and backfill, landscape restoration, and a small area of sidewalk removal, patch and repair.

RESTROOMS: (Areas 3 & 9) Replace all sinks and faucets in the restrooms in conjunction with replacement of the Millwork countertops.

JANITOR CLOSET: Recommend a second new larger Janitor Closet with a larger mop sink in Area 6 where existing plumbing and waste lines are accessible.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

B SYSTEMS

3 ELECTRICAL & LIGHTING SYSTEMS

CONDITION	AGE	PRIORITY
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recent Additions	<input checked="" type="checkbox"/> Minor

DESCRIPTION

Generally, all lighting, receptacles and power provisions are adequate.

DEFICIENCIES

CAFÉ (Area 2): There is currently not enough power to run all the miscellaneous equipment that is needed on the back counter area. The microwave oven trips the circuit breaker on occasion.

LIGHTING: The indirect suspended and wall mounted cylindrical fluorescent tube lighting fixtures are out-of-date. The existing lay-in ceiling 2 X 4 troffer type 3 or 4 bulb fluorescent tube fixtures will require new ballasts over time, and are not dimmable.

CEILING FANS: The existing ceiling fans with globe shaped compact fluorescent CFL bulb light fixtures in the Multi-Purpose Room are dated and produce a slight "strobe" lighting effect on the coved ceilings when the ceiling fans are running.

RECOMMENDATIONS

CAFÉ (Area 2): Add a 20 amp circuit to the back counter area.

NEW HOME DELIVERY MGR OFFICE: (Area 6): Provide new power, data and lighting.

LIGHTING: The indirect suspended and wall mounted cylindrical fluorescent lighting fixtures should be replaced in the near future. LED lighting is recommended to reduce power consumption, eliminate periodic ballast replacement, and reduce bulb changing maintenance. Lay-in ceiling 2 X 4 troffer lighting should be considered for replacement with either higher efficiency 2 bulb T5 fluorescent tube fixtures or dimmable LED lights.

CEILING FANS: The existing ceiling fans with globe shaped CFL light fixtures should all be replaced with newer, more contemporary ceiling fans with integral dimmable LED light packs. Similar ceiling fans should be provided where the skylights are closed off in the 4 Classrooms. See Section A-2 CEILINGS.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

B SYSTEMS

4 FIRE PROTECTION / FIRE ALARM

- | | | |
|--|---|---|
| <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Original (26 years) | <input type="checkbox"/> Critical |
| <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Early | <input checked="" type="checkbox"/> Serious |
| <input type="checkbox"/> Poor | <input checked="" type="checkbox"/> Recent Additions | <input type="checkbox"/> Minor |
-

DESCRIPTION

FIRE SPRINKLERS: (All Areas) The existing Fire Sprinkler System is adequate and regularly tested by the Fire Dept.

FIRE ALARM SYSTEM: The existing system is functional with smoke detectors, horns, and pull stations.

DEFICIENCIES

The Fire Alarm System is dated and in serious need of updating including a new Fire Dept Annunciator Control Panel.

RECOMMENDATIONS

FIRE SPRINKLERS: (Areas 6 & 8) The existing Fire Sprinkler System will need to be modified and extended above and below ceilings where proposed new remodeling.

FIRE ALARM SYSTEM: The existing system should be updated and tied into the new Fire Alarm FA Panel in the adjacent suite (Oakwood Creative Care, Suite 102). Adequate capacity was provided in the Oakwood FA Panel to meet these needs. Any new return air smoke detectors added as a result of remodeling should be tied to the FA System.

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

C GENERAL

1 CODE COMPLIANCE

CONDITION	AGE	PRIORITY
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input type="checkbox"/> Fair	<input type="checkbox"/> Early	<input type="checkbox"/> Serious
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recent Additions	<input checked="" type="checkbox"/> Minor

D DESCRIPTION

The City of Mesa has currently adopted the 2006 International Building Code and any new work or remodeling should be compliant with the currently adopted Code at that time and all other related current Codes.

D DEFICIENCIES

None

R Recommendations

None

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

C GENERAL

2 ADA REQUIREMENTS

CONDITION	AGE	PRIORITY
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Original (26 years)	<input type="checkbox"/> Critical
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Early	<input checked="" type="checkbox"/> Serious
<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recent Additions	<input checked="" type="checkbox"/> Minor

DESCRIPTION

The 2006 IBC, the Americans with Disabilities Act Architectural Guidelines for Buildings and Facilities (ADAAG), and the American National Standards Institute (ANSI) currently govern.

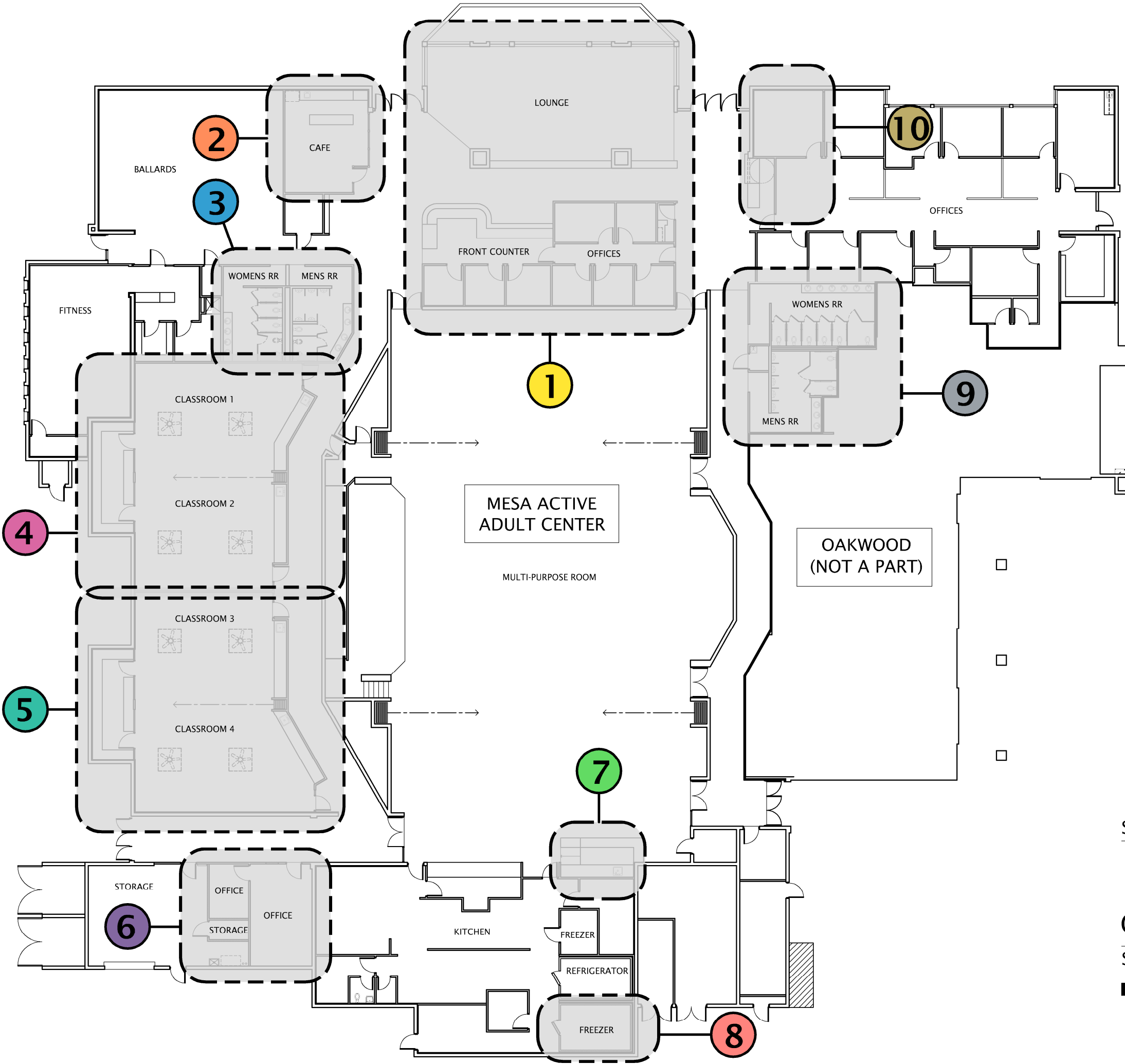
Accessibility is generally good throughout, and all exiting is currently compliant.

DEFICIENCIES

Only the Architectural Millwork, specifically the Reception Counters and lack of knee space under the publicly accessible sinks in the Classrooms are not in compliance.

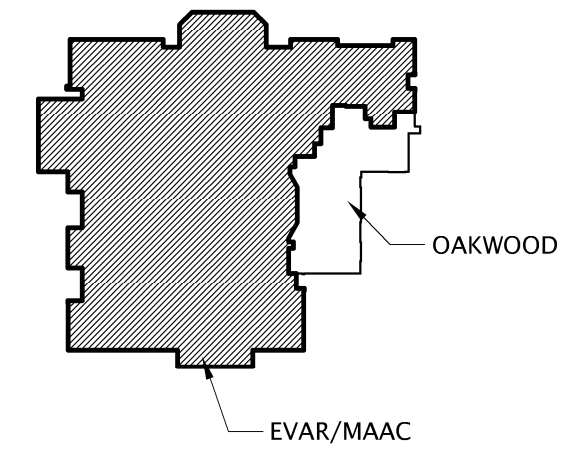
RECOMMENDATIONS

See Section A-3: ARCHITECTURAL MILLWORK
Provide publicly accessible countertops and sinks.



IMPROVEMENT AREAS

- 1 ENTRY/LOUNGE
- 2 CAFE
- 3 RESTROOM 1
- 4 CLASSROOM 1&2
- 5 CLASSROOM 3&4
- 6 HOME DELIVERY
- 7 BEVERAGE STATION
- 8 KITCHEN
- 9 RESTROOM 2
- 10 CONFERENCE



SITE/BUILDING DIAGRAM

OVERALL FLOOR PLAN

SCALE: 1:20



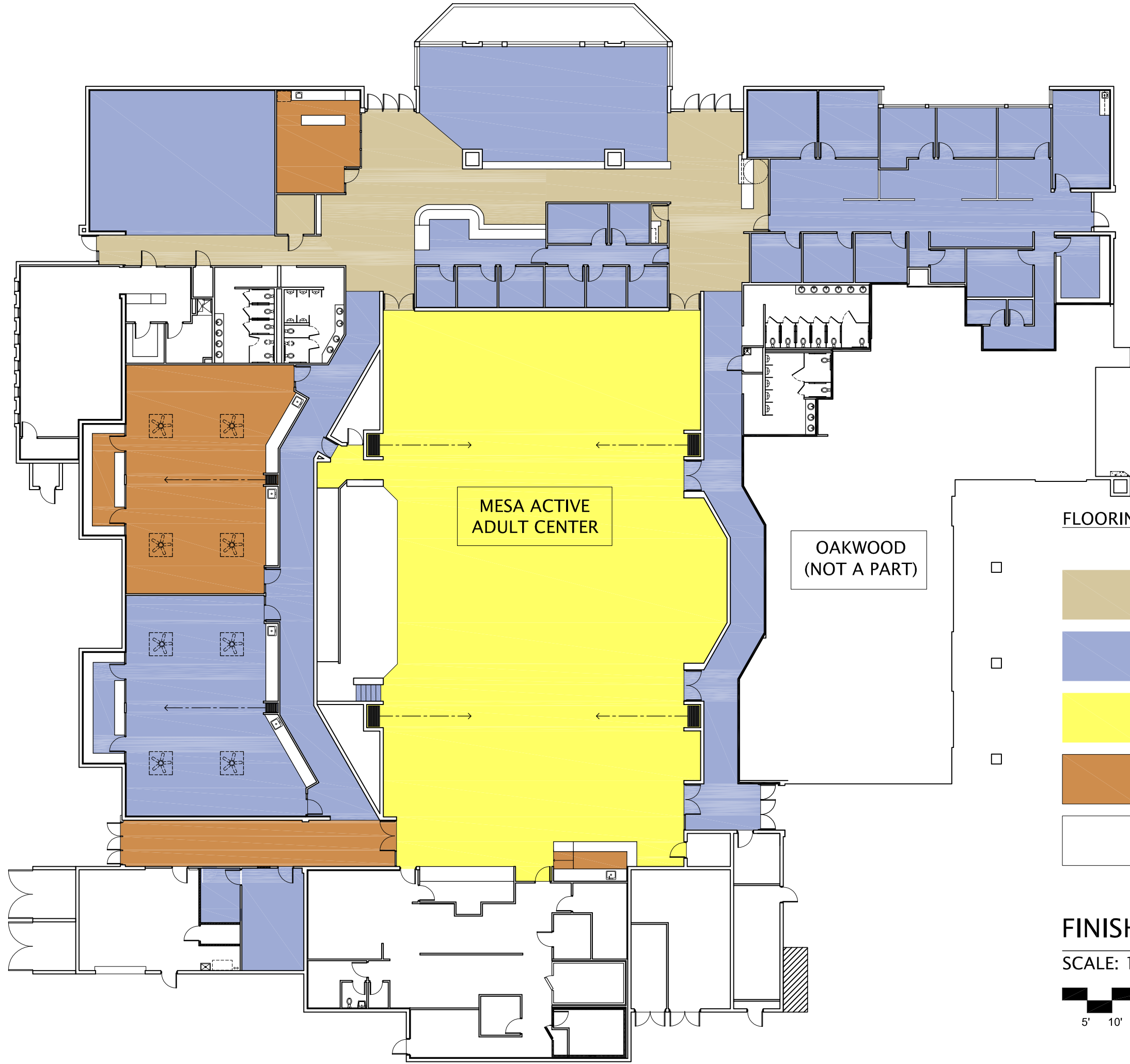
Revisions:

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MESA ACTIVE ADULT CENTER
247 N. MACDONALD
MESA, ARIZONA 85201

Drawn by: JAY	Checked by: MWK
Project No.	Date:





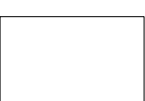
OVERALL
FLOOR
PLAN



MESA ACTIVE
ADULT CENTER

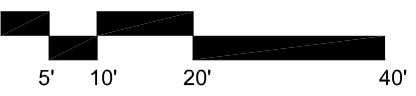
OAKWOOD
(NOT A PART)

FLOORING COLOR LEGEND

-  EXISTING FLOOR TILE TO BE REMOVED AND REPLACED WITH WOOD PLANK FLOOR (2,204 sf.)
-  EXISTING CARPET TO BE REMOVED AND REPLACED WITH NEW 2X2 CARPET TILES (9,303 sf.)
-  EXISTING WOOD FLOOR TO BE SANDED DOWN TO EXISTING WOOD AND REFINISHED (7,096 sf.)
-  SHEET VINYL (2,320 sf.)
-  EXISTING FLOOR MATERIAL TO REMAIN.

FINISHES FLOOR PLAN

SCALE: 1:20



MWKARCH
Architecture
Planning
Interiors
History
Arts

Michael Wilson Kelly
- Architects, Ltd. -
21 East 6th Street / Unit 518
Tempe, Arizona 85281 (480) 829-7667

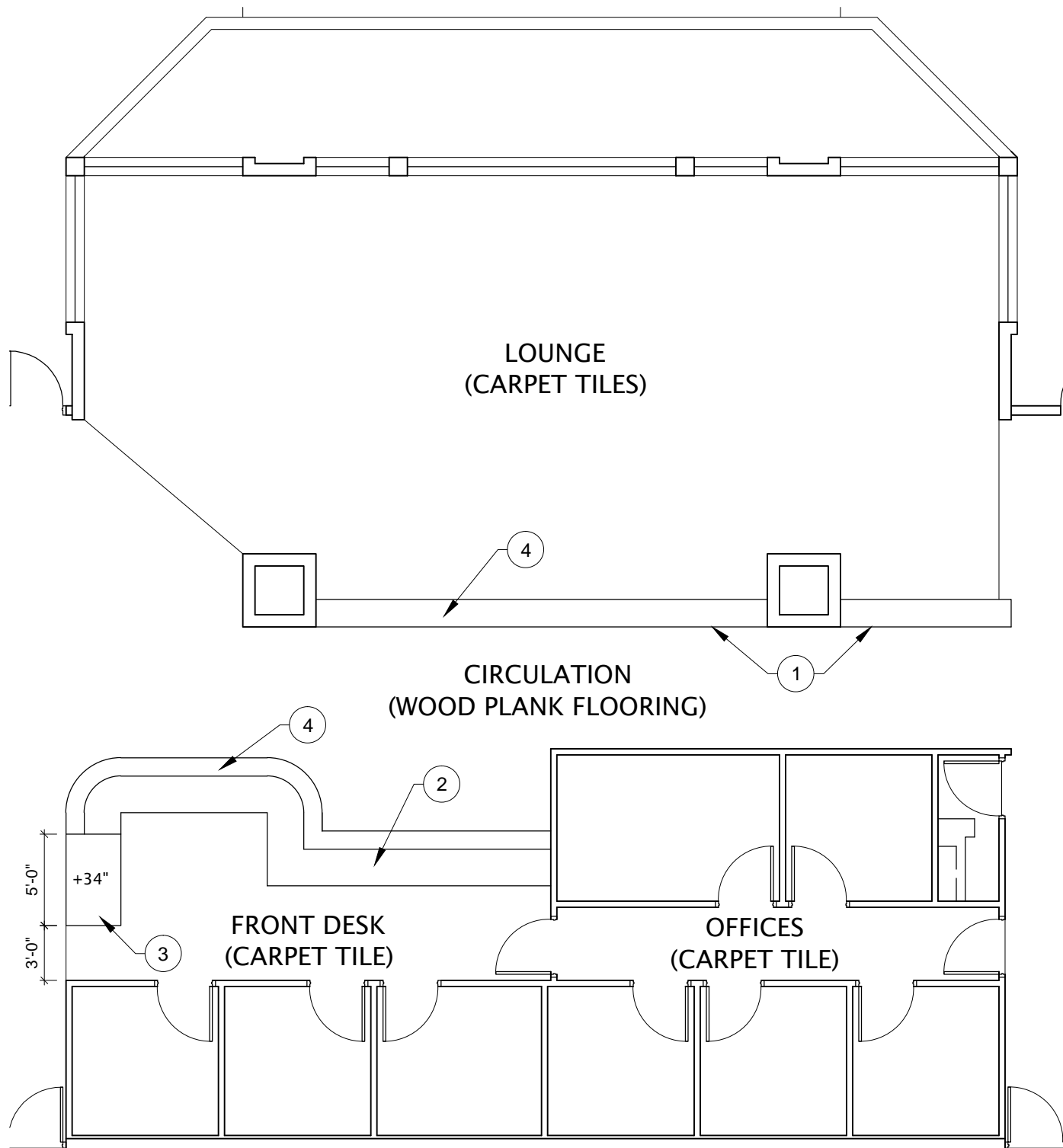
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MESA ACTIVE ADULT CENTER
247 N. MACDONALD
MESA, ARIZONA 85201

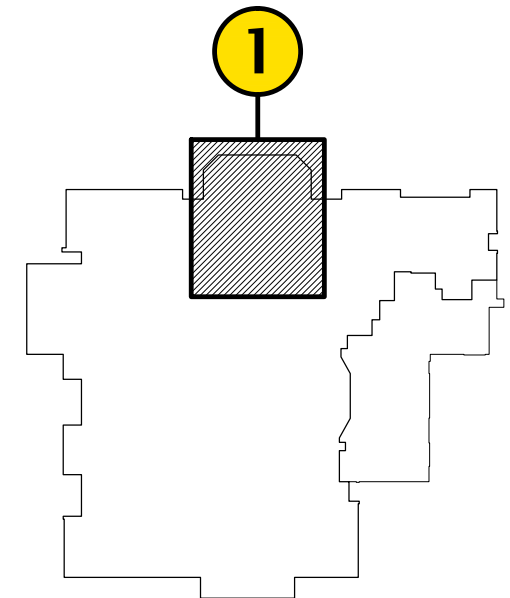
Drawn by:	Checked by:
JAY	MWK
Project No.	Date:

FINISHES
FLOOR
PLAN



KEYNOTES

1. REFINISH EXISTING BOOKSHELVES TO MATCH ADJACENT FRONT DESK.
2. EXISTING FRONT DESK.
3. MODIFY PORTION OF COUNTER TO PROVIDE ADA. ACCESSIBILITY AT 34" ABOVE FLOOR.
4. NEW SOLID SURFACE COUNTER TOPS.



KEY PLAN

1 ENTRY

SCALE: 1/8" = 1'-0"

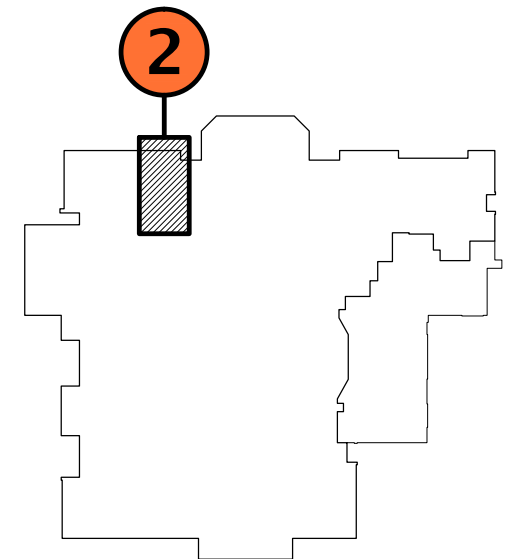


KEYNOTES

1. PROVIDE NEW HAND SINK.
2. REMOVE CARPET AND PROVIDE SHEET VINYL FLOORING WITH INTEGRAL WALL BASE.
3. EXISTING COUNTER TO REMAIN.
4. SOLID SURFACE TOP.
5. REBUILD CABINETS BELOW.
6. ADD NEW 20 AMP CIRCUIT.

CAFE
(SHEET VINYL FLOORING)

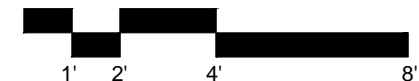
ENTRY

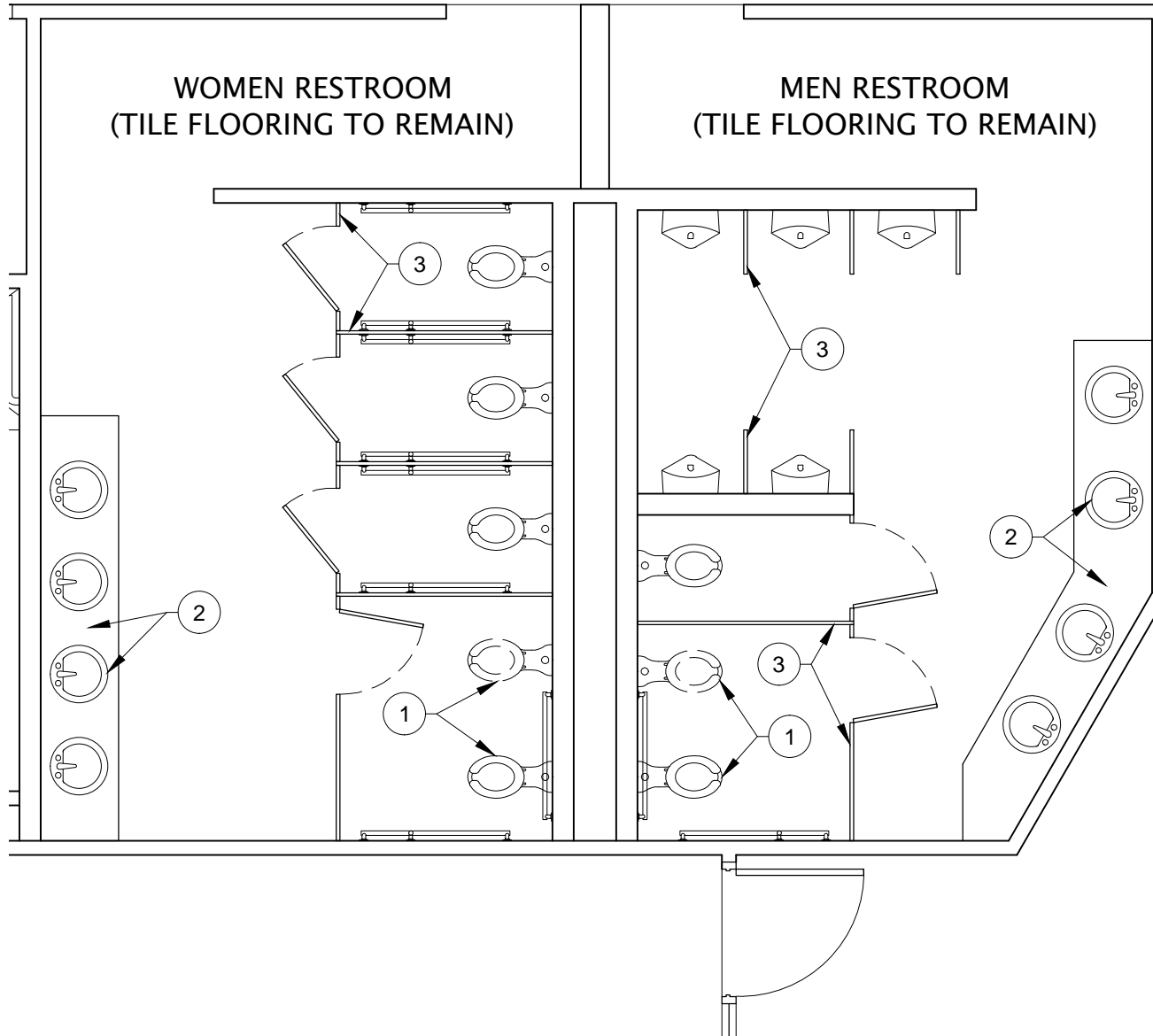
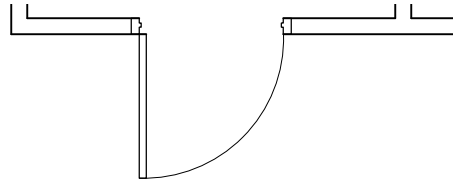


KEY PLAN

2 CAFE

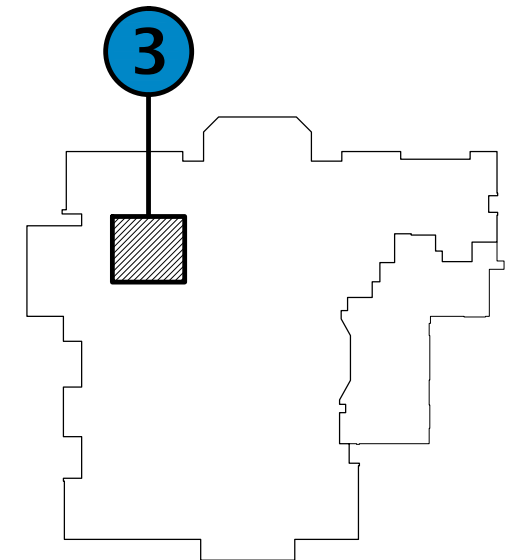
SCALE: 1/4" = 1'-0"





KEYNOTES

1. MODIFY (REMOVE 1 TOILET) FOR NEW A.D.A. STALL.
2. REMOVE AND REPLACE EXISTING SINKS AND FAUCETS AND PROVIDE NEW SOLID SURFACE COUNTERTOPS.
3. REMOVE EXISTING PARTITIONS. PROVIDE NEW HDME SOLID (PLASTIC) PARTITIONS

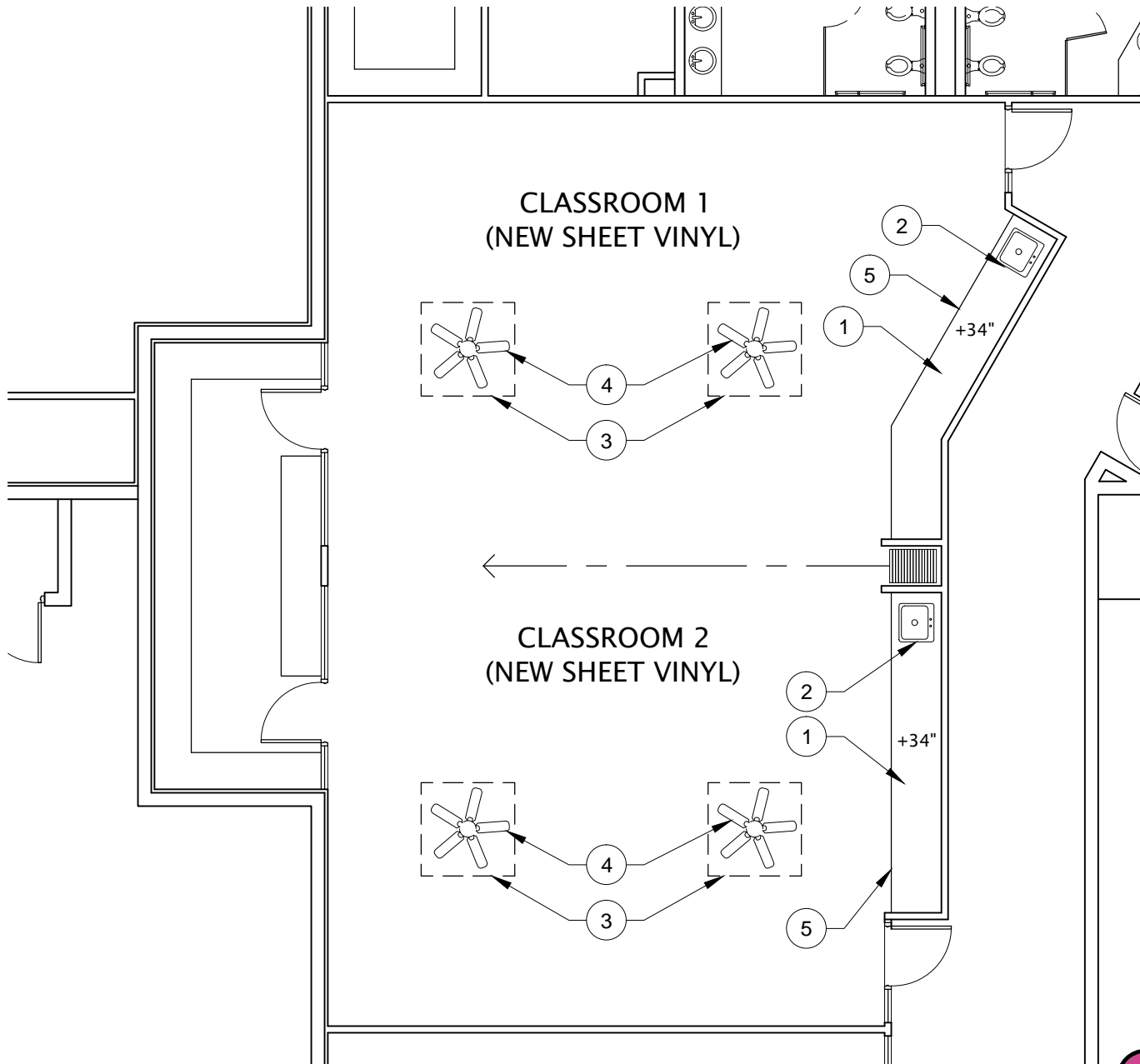


KEY PLAN

3 RESTROOM

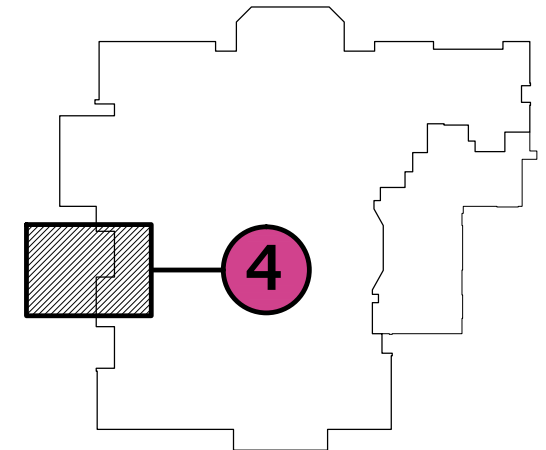
SCALE: 1/4" = 1'-0"





KEYNOTES

1. REMOVE AND REPLACE EXISTING COUNTER TOPS, BASE CABINETS AND SINK.
2. PROVIDE NEW A.D.A. SINK.
3. ENCLOSE EXISTING SKYLIGHTS.
4. PROVIDE NEW CEILING FANS WITH L.E.D. LIGHTS, CENTER ON EXISTING SKYLIGHTS.
5. PROVIDE LOCKAGE STORAGE.

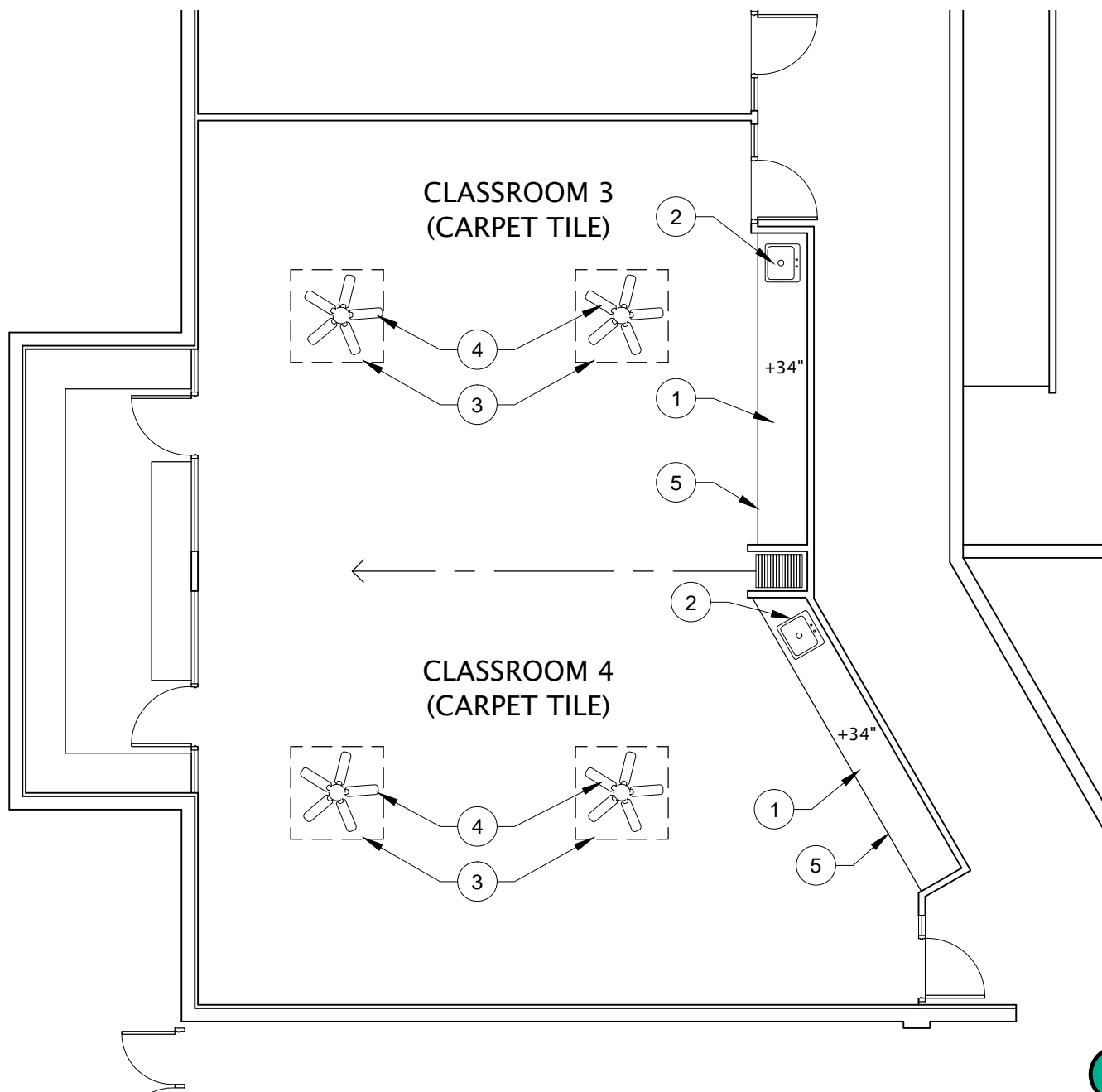


KEY PLAN

4 CLASSROOMS 1&2

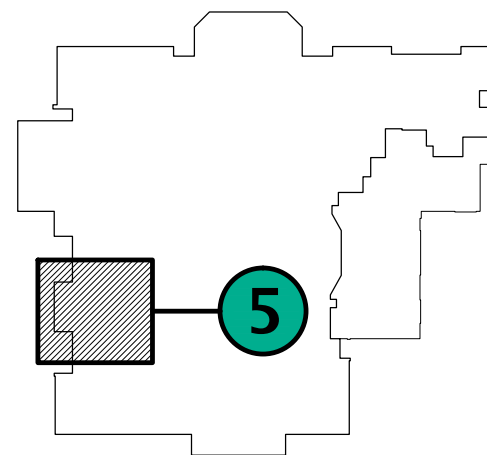
SCALE: 1/8" = 1'-0"





KEYNOTES

1. REMOVE AND REPLACE EXISTING COUNTER TOPS, BASE CABINETS AND SINK.
2. PROVIDE NEW A.D.A. SINK.
3. ENCLOSE EXISTING SKYLIGHTS.
4. PROVIDE NEW CEILING FANS WITH L.E.D. LIGHTS, CENTER ON EXISTING SKYLIGHTS.
5. PROVIDE LOCKAGE STORAGE.



KEY PLAN

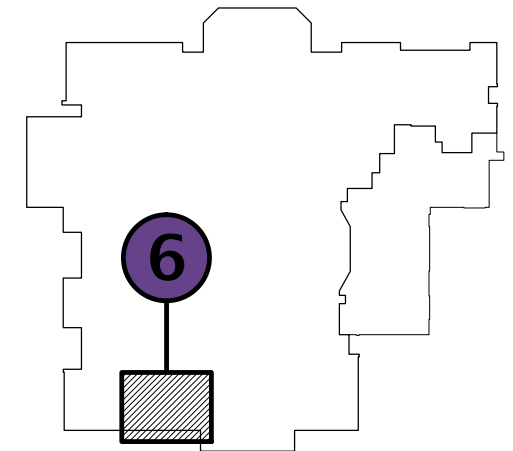
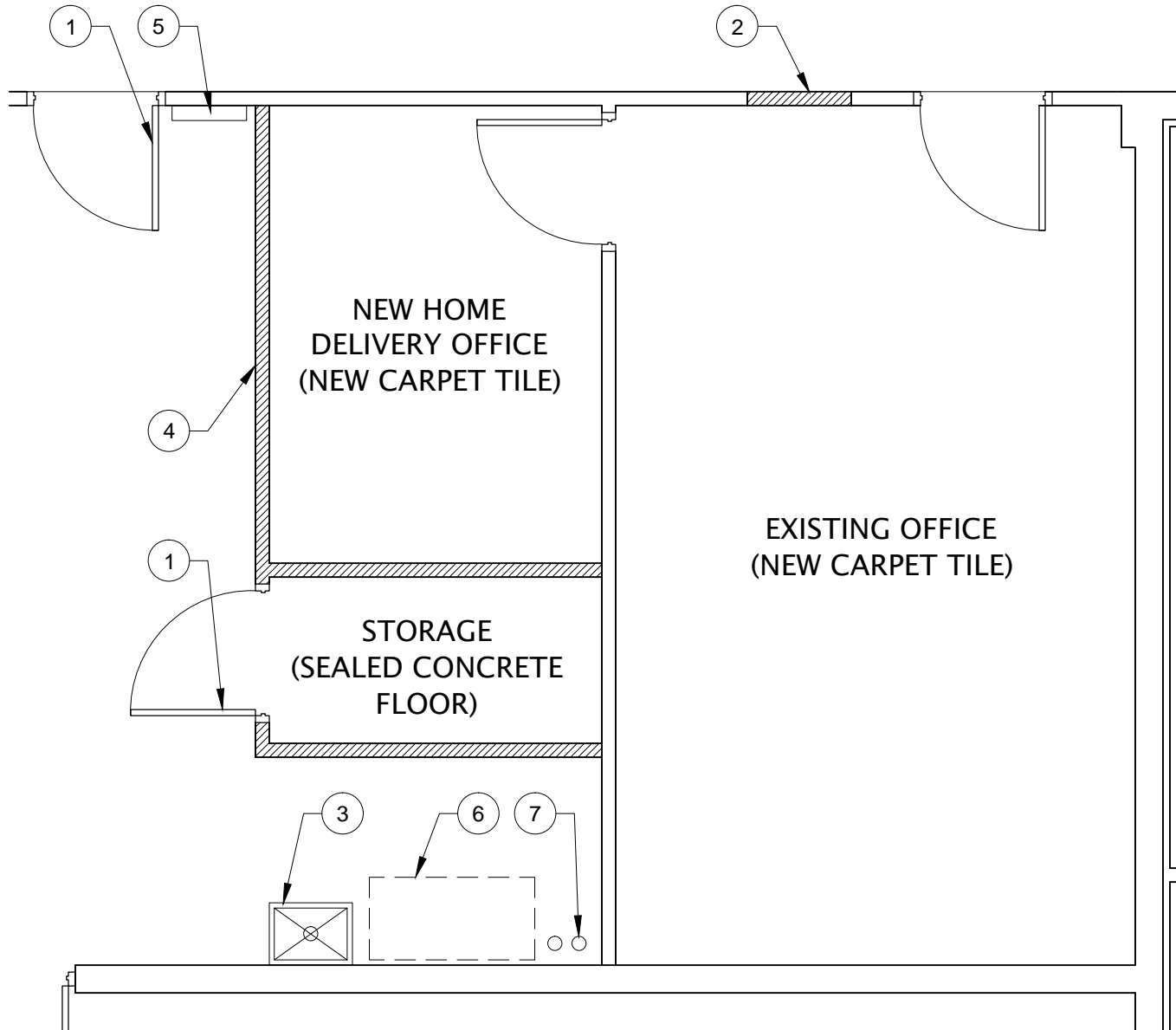
5 CLASSROOMS 3&4

SCALE: 1/8" = 1'-0"



KEYNOTES

1. NEW 3'-0" DOOR
2. REMOVE EXISTING WINDOW AND FILL IN.
3. EXISTING SINK.
4. NEW WALL (INDICATED AS SHADED)
5. EXISTING ELECTRICAL PANEL.
6. EXISTING ICE MACHINE.
7. EXISTING ROOF DRAINS.



KEY PLAN

6 HOME DELIVERY

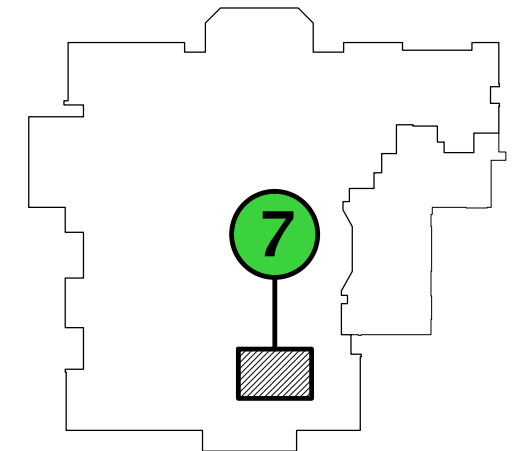
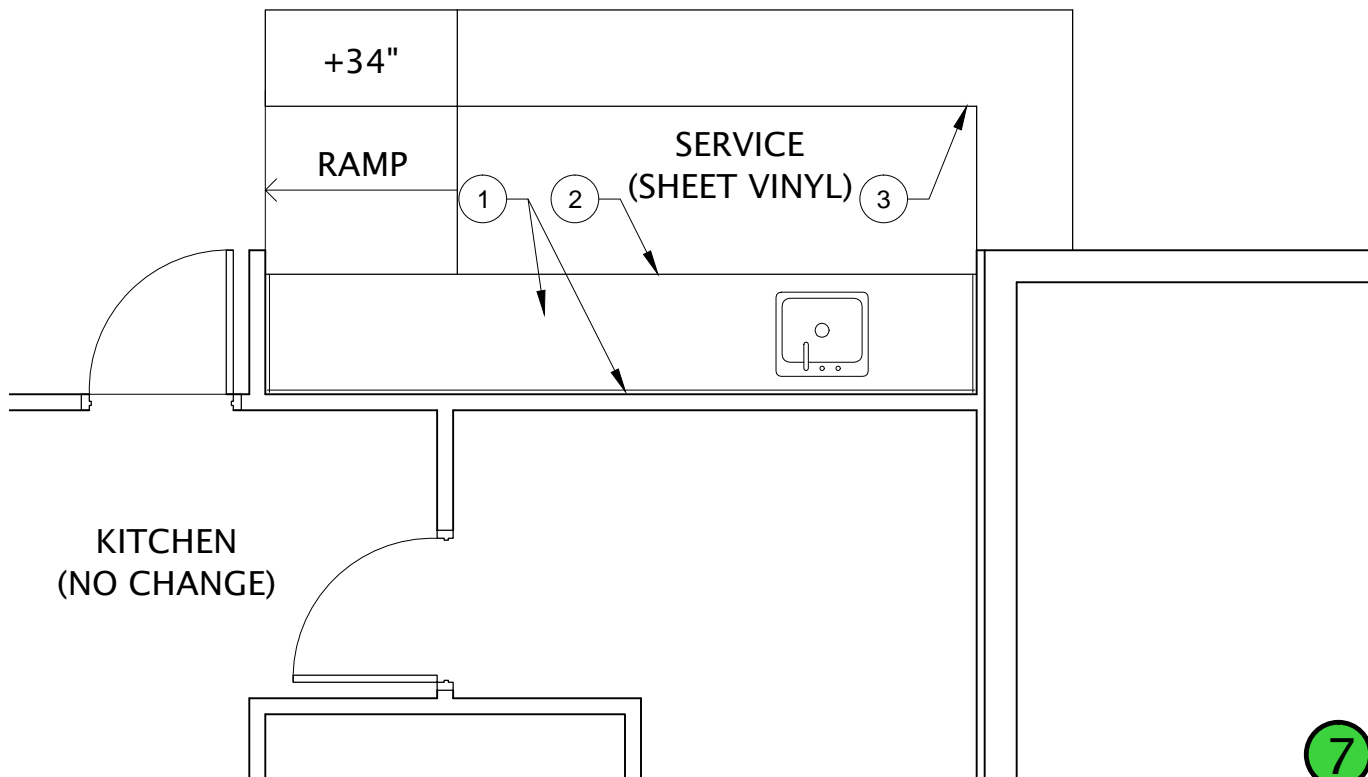
SCALE: 1/4" = 1'-0"



KEYNOTES

1. NEW STAINLESS STEEL COUNTER TOP WITH STAINLESS STEEL BACKSLASH AND FILTER WATER STATION.
2. REMOVE EXISTING FINISH AT STAINLESS STEEL BASE CABINETS. REPAIR AS NEEDED.
3. NEW 24" DEEP SOLID SURFACE SERVICE COUNTER (PROVIDE CABINET DOORS AND ONE BANK OF DRAWERS).

MULTIPURPOSE ROOM
(REFINISH & SEAL WOOD FLOORING)

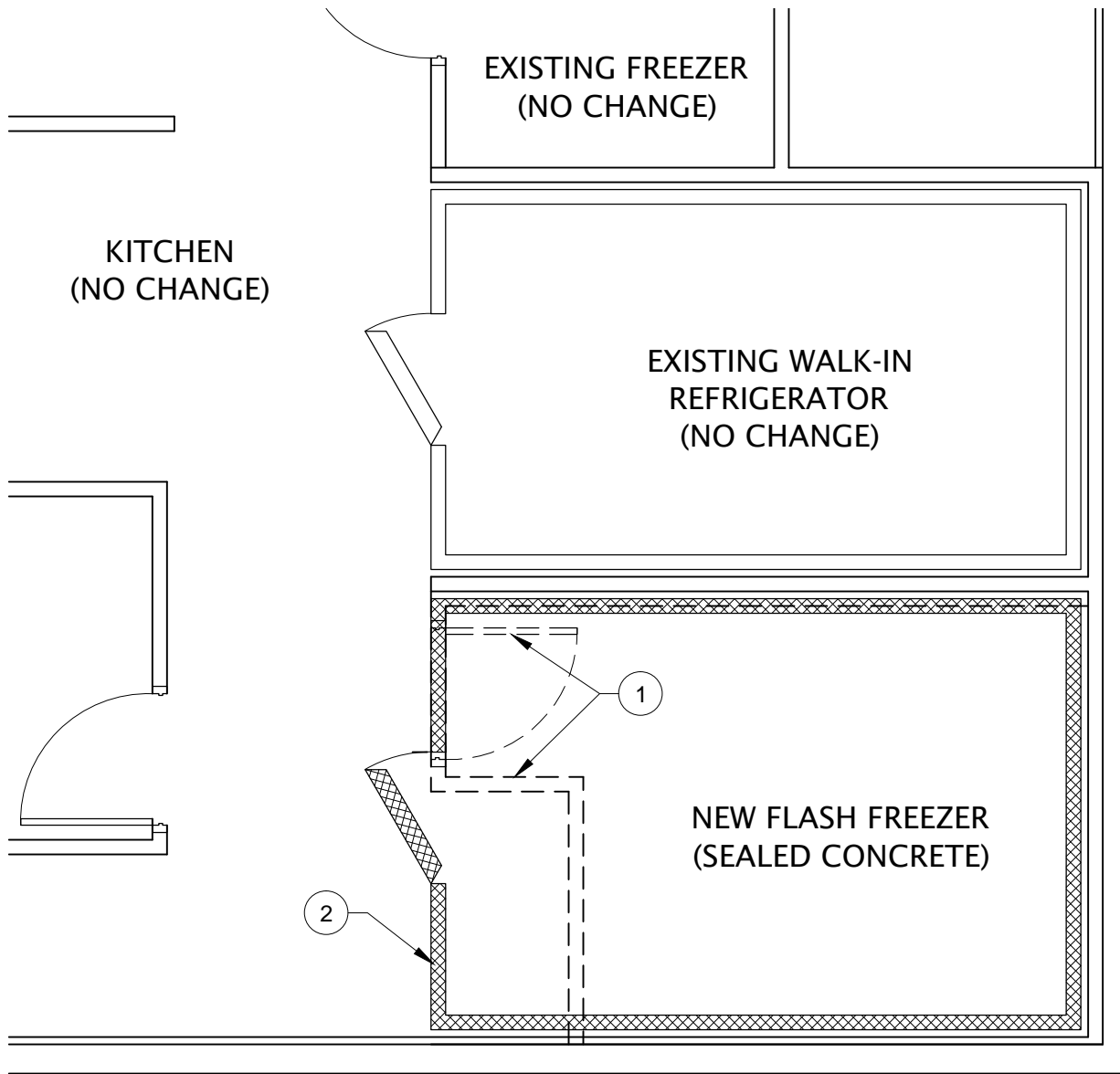


KEY PLAN

7 BEVERAGE STATION

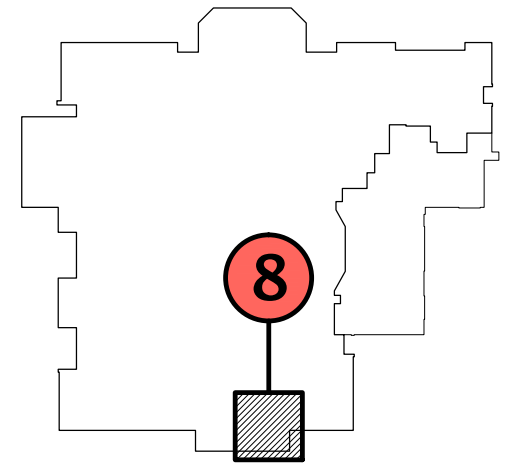
SCALE: 1/4" = 1'-0"





KEYNOTES

1. REMOVE EXISTING WALLS AND DOOR.
2. PROVIDE NEW WALK-IN FLASH FREEZER.

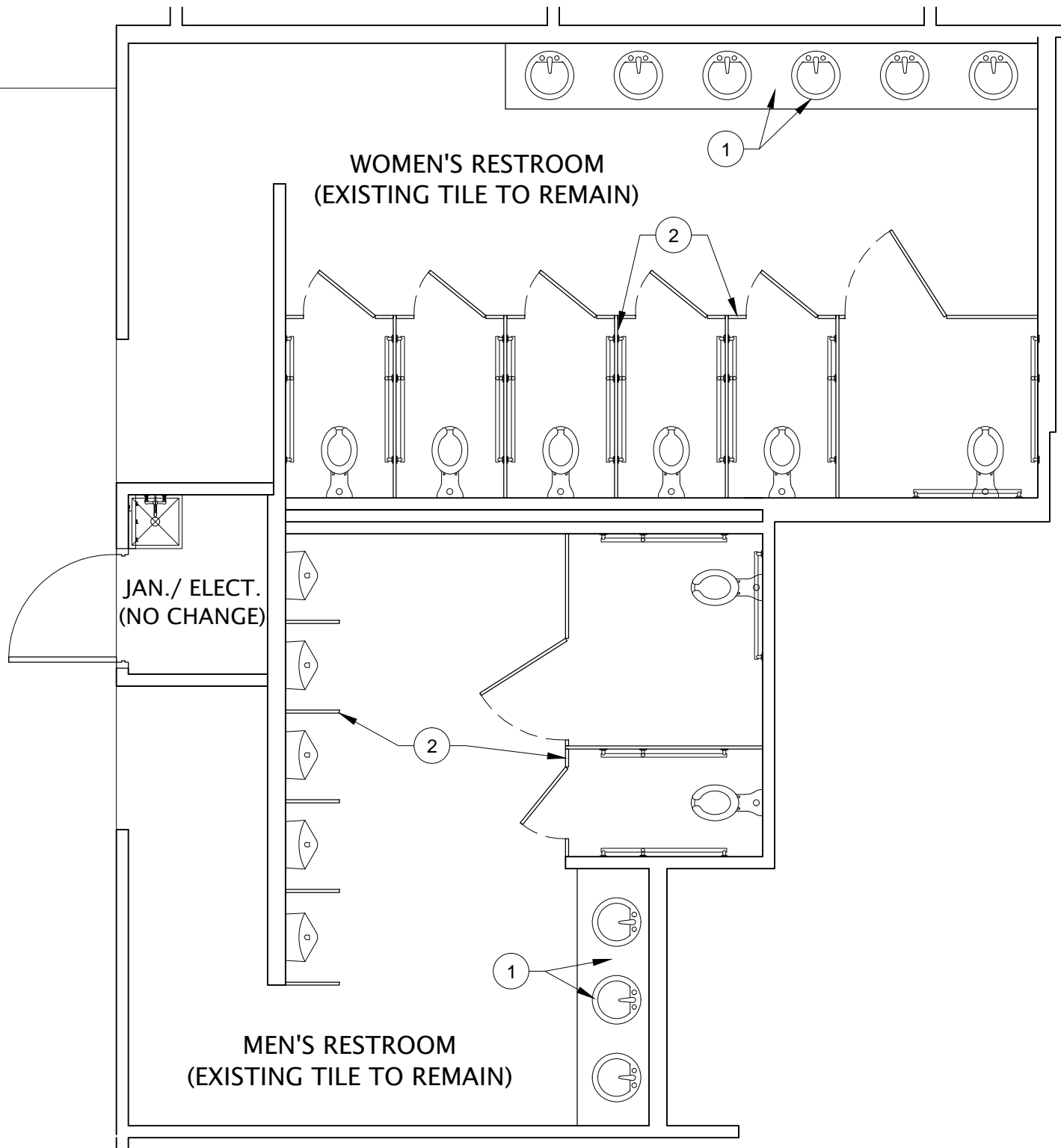


KEY PLAN

8 KITCHEN

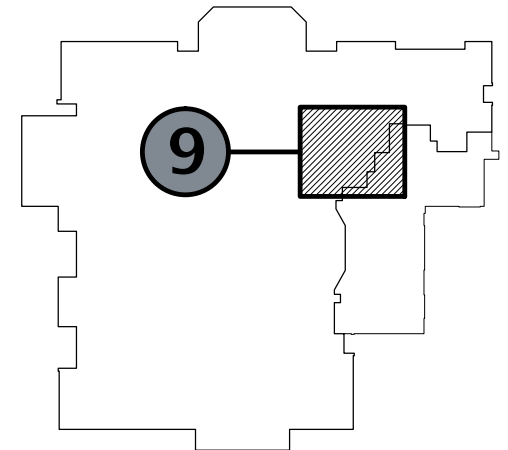
SCALE: 1/4" = 1'-0"





KEYNOTES

1. REMOVE AND REPLACE EXISTING SINKS AND FAUCETS AND PROVIDE NEW SOLID SURFACE COUNTERTOPS.
2. REMOVE AND REPLACE TOILET PARTITIONS & URINAL SCREENS WITH HDME (SOLID PLASTIC) FLOOR & WALL MOUNTED PARTITIONS.



KEY PLAN

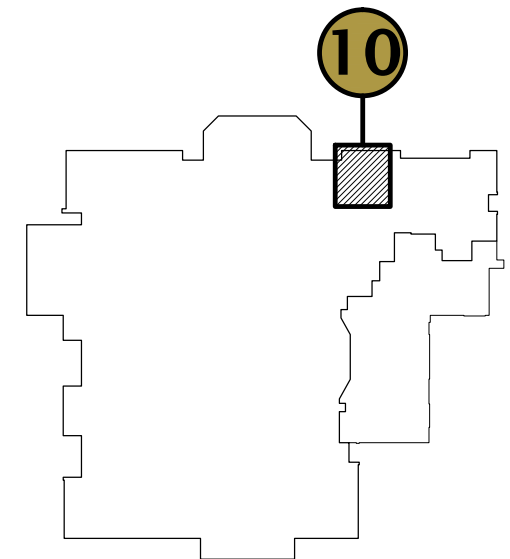
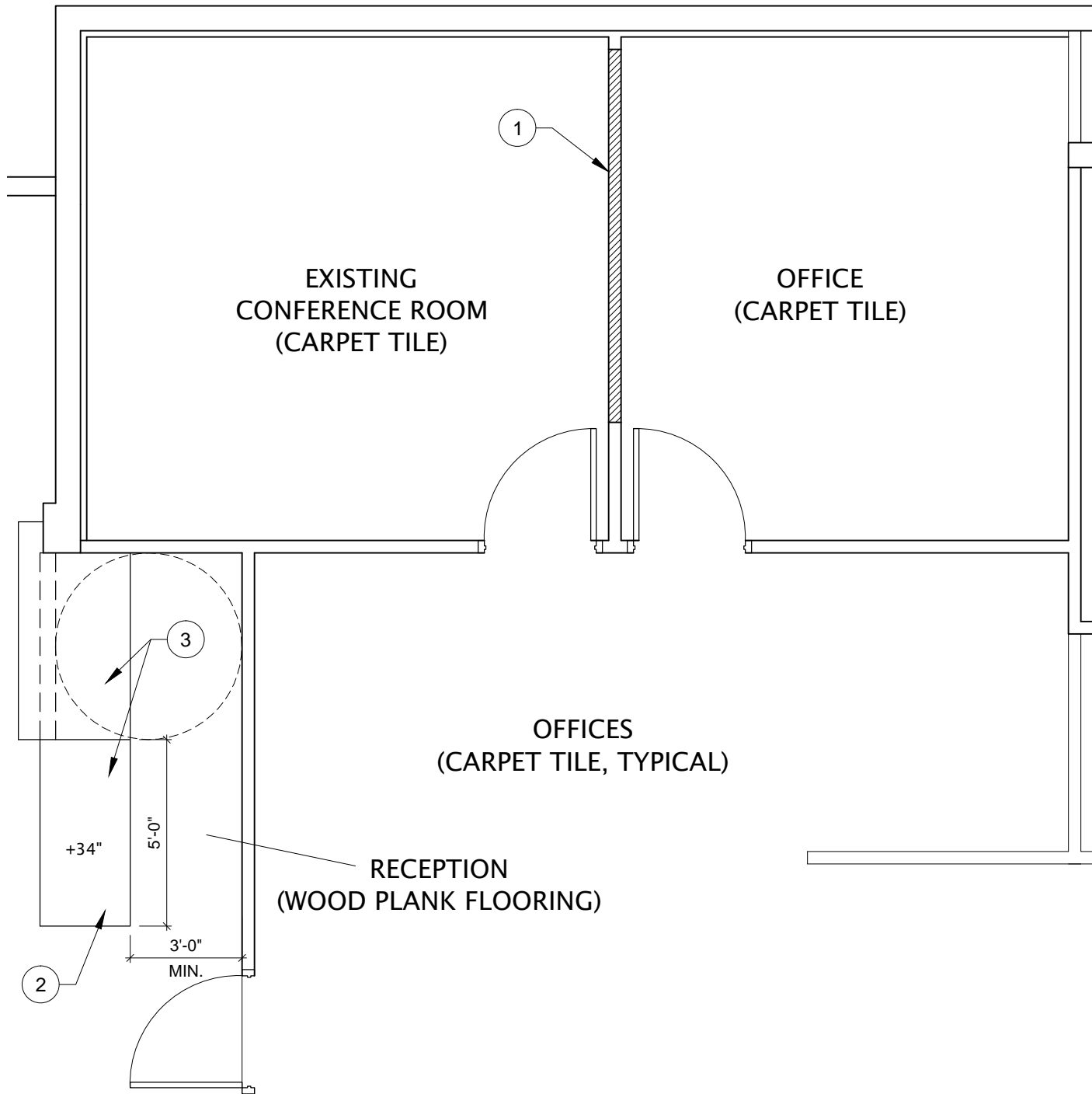
9 RESTROOM 2

SCALE: 1/4" = 1'-0"



KEYNOTES

1. REMOVE EXISTING GLASS WINDOWS AND REBUILD AS FULL HEIGHT WALL FILLED WITH ACOUSTICAL BATT INSULATION.
2. REBUILD RECEPTION COUNTER FOR A.D.A. ACCESSIBILITY AND SERVICE.
3. PROVIDE NEW SOLID SURFACE COUNTER TOP.



KEY PLAN

10 CONFERENCE

SCALE: 1/4" = 1'-0"



MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

ATTACHMENT B- PRELIMINARY COST ESTIMATE

PHASE ONE: Fiscal year 2015-2016 request

Section A: INTERIOR IMPROVEMENTS

ITEM A-01: Walls

IMPROVEMENT AREAS 6, 8 & 10

WORK INCLUDES: Selected Demolition, Infill Framing & New Walls, Doors, Frames & Hardware

Subtotal WALLS: **\$ 15,000**

ITEM A-02: Ceilings

IMPROVEMENT AREAS 6, 8 & 10

WORK INCLUDES: Selected Demolition, Infill Framing & New Ceilings, New Lighting

Subtotal NEW or MODIFIED CEILINGS: **\$ 12,000**

Complete Acoustical Ceiling Replacement (20,000sf) **\$ 60,000**

Subtotal CEILINGS: \$ 72,000

ITEM A-03: Floors

IMPROVEMENT AREAS: All

WORK INCLUDES: As Noted on FLOORING FINISHES PLAN

REMOVE Existing Flooring & Prepare for New **\$ 5,000**

Ceramic Tile to WOOD PLANK: 2,200sf X \$ 8/sf **\$ 17,600**

Carpet to 2 X 2 CARPET TILE: 9,300sf X \$ 3/sf **\$ 27,900**

Misc Flooring to SHEET VINYL: 2,320sf X \$10/sf **\$ 23,200**

Wood Floor REFINISHED: 7,100sf X \$ 8/sf **\$ 56,800**

Misc PATCH & REPAIR **\$ 2,500**

Misc Transitions & Wall Base **\$ 13,500**

Subtotal FLOORING & WALL BASE: 20,920sf \$146,500

ITEM A-04: Architectural Millwork

IMPROVEMENT AREAS 1,2,3,4,5,7,9 &10

WORK INCLUDES: As Noted on AREA IMPROVEMENT PLANS

REMOVAL of Existing in Phased Sequence **\$ 5,000**

PREPARATION for New Millwork (Blocking, Backing) **\$ 2,000**

NEW Cabinets & Countertops: 245lf X \$ 210/lf (avg) **\$ 51,540**

Misc PATCH & REPAIR (Walls, base, etc.) **\$ 2,500**

Misc Caulking & Sealants **\$ 2,250**

Subtotal ARCHITECTURAL MILLWORK: \$115,000

ITEM A-05: Restrooms (Toilet Partitions & ADA Toilet Remodeling)

IMPROVEMENT AREAS 3 & 9

WORK INCLUDES: Selected Demolition, Minor Plumbing Revisions at ADA stalls, New Faucets & Sinks, Patch & Repair, New HDME Partitions & Hardware, Re-mount all Paper Dispenser & Misc. Accessories.

(Note: Countertops included in ARCHITECTURAL MILLWORK).

Subtotal: RESTROOMS \$ 55,000

MESA ACTIVE ADULT CENTER- Facilities Assessment & Cost Study

SUMMARY: PHASE ONE Improvements: INTERIORS

Item A-01: WALLS	\$ 15,000
Item A-02: CEILINGS	\$ 72,000
Item A-03: FLOORS	\$146,500
Item A-04: ARCHITECTURAL MILLWORK	\$115,000
Item A-05: RESTROOMS	\$ 55,000
SUBTOTAL:	\$403,500
DESIGN CONTINGENCY: 10%	\$ 40,350
Subtotal:	\$443,700
SALES TAX: 6%	\$ 26,630
GENERAL CONDITIONS: 5%	\$ 22,185
CONTRACTOR'S FEE: 5%	\$ 22,185
ARCHITECTURAL & ENGINEERING FEES	\$ 80,000
GRAND TOTAL: Fiscal Year 2015-16 request	\$594,700

PHASE TWO: Fiscal Year 2016-17 request

Sections B & C: SYSTEMS & GENERAL

ITEM B-01: Mechanical Systems (HVAC)

WORK INCLUDES: Replacement of all Existing Heat Pump Units over 7 years old, augment to meet Outside Air requirements, re-piping of all units to the cooling tower, test & balance

Subtotal MECHANICAL SYSTEMS: \$ 225,000

ITEM B-02: Plumbing Systems

WORK INCLUDES: All new sinks and faucets in the Restrooms, new hand sink in the Café, miscellaneous sewer and water lines, patch and repair floors/walls/ground cover.

Subtotal PLUMBING SYSTEMS: \$ 37,500

ITEM B-04: Electrical & Lighting

WORK INCLUDES: Replace lighting, ceiling fans, add 20 amp circuit and misc. power/data.

Subtotal ELECTRICAL & LIGHTING: \$ 84,000

ITEM B-03: Fire Protection & Fire Alarm

WORK INCLUDES: Extension of existing sprinklers to remodeled areas, upgrades to Fire Alarm

Subtotal FIRE PROTECTION & FIRE ALARM: \$ 34,500

ITEM C-01: Code Compliance

WORK INCLUDES: None

Subtotal CODE COMPLIANCE: \$ 0

ITEM C-02: ADA Accessibility Requirements

WORK INCLUDES: See ITEMS A-04 & A-05 inclusive

Subtotal ADA ACCESSIBILITY: \$ 0

SUBTOTAL: \$381,000

DESIGN CONTINGENCY: 10% \$ 38,100

Subtotal: **\$419,100**

SALES TAX: 6% \$ 25,145

GENERAL CONDITIONS: 5% \$ 20,995

CONTRACTOR'S FEE: 5% \$ 20,995

ARCHITECTURAL & ENGINEERING FEES \$ 75,000

GRAND TOTAL: Fiscal Year 2016-17 request \$561,235

ATTACHMENT C
East Valley Adult Resources
Active Adult Center Renovation and ADA Compliance

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